

For further information please contact:

01234 341311

Graylaw House, 21 Goldington Road, Bedford, MK40 3JY

### **Available for Lease**

# **Broadway House 4-6, The Broadway, Bedford, MK40 2TE**

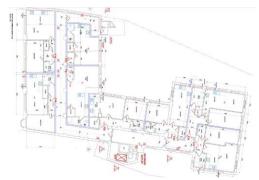




We are seeking a single occupier to take the building in its entirety. This property is particularly well-suited to organisations seeking high-quality, self-contained accommodation for supported housing, transitional living, or similar schemes.











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### **Broadway House 4-6, The Broadway, Bedford, MK40 2TE**



Broadway House is located at the northern end of the High Street on The Broadway and offers a central Bedford town centre location.

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

### 🔁 Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

## Accommodation

25 self-contained flats comprising 19 one-bedroom apartments and 6 studio units, varying in size throughout the building.



Interested parties should call the local Rating Authority for further advice.



The EPC rating for the property is 56 - Band C.



All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.



Each party is to be responsible for their own legal costs.



### **Viewing**

Strictly by appointment only please contact:

Alisha Fhalora - alisha.fhalora@stimpsonseves.co.uk

